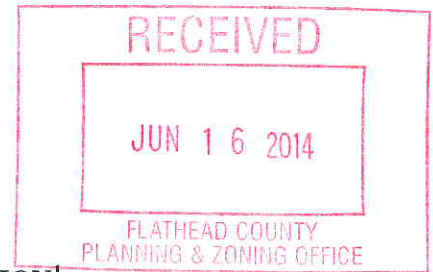




Flathead County
Planning & Zoning
1035 1st Ave W, Kalispell, MT 59901
Telephone 406.751.8200 Fax 406.751.8210



CONDITIONAL USE PERMIT APPLICATION¹

*Submit this application, all required information, and appropriate fee (see current fee schedule)
to the Planning & Zoning office at the address listed above.*

FEE ATTACHED \$ _____

PROPOSED USE (as described in the Flathead County Zoning Regulations):

High Impact Recreational Facility --- Wedding Venue

& caretakers facility

OWNER(S) OF RECORD:

Name: William H and Alana Myers Phone: 837 2133

Mailing Address: 1010 Myers Lane

City, State, Zip Code: Bigfork, MT 59911

Email: alanamyers10@gmail.com

**PERSON(S) AUTHORIZED TO REPRESENT THE OWNER(S) AND TO WHOM ALL
CORRESPONDENCE IS TO BE SENT:**

Name: Richard DeJana, Esq. Phone: 752 4120

Mailing Address: P.O. Box 1757

City, State, Zip Code: Kalispell, MT 59903-1757

Email: rdejana@montanasky.net

LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records):

Street
Address: 1010 Myers Lane S 17 T 27 N R 19 W

Subdivision
Name: Ten Arrows Ranch (cos 17853) Tract No(s). b / c Lot No(s). _____ Block No. _____

1. **Zoning District and Zoning Classification in which use is proposed (EXAMPLE: Bigfork Zoning District, SAG-5 zoning classification):**

Bigfork Zoning District SAG-5

2. **Explain how the proposed use meets all of the required criteria below. ALL CRITERIA MUST BE DISCUSSED. If criteria are not applicable, please explain why. Attach drawings, additional text, site plans, and any other documents that will assist staff in reviewing the proposed use. The more information you can provide, the easier it is for staff to review the application. Please discuss:**

see attached sheets

¹ Revised: 06/11/12

A. Site Suitability

(1) adequate usable space

There is one house and one barn on entire 40 acres (8 – 5 acre lots) owned by Myers. A portion, lots 1 through 5, are a subdivision named “Ten Arrows Ranch”. Three parcels (B, C and D), are from Certificate of Survey 17853. Instead of building a home and guest home on each of the 7 other parcels, *creating up to another 14 occupied houses* on the 40 acres, owners have instead opted to maintain the beauty of the open fields with clear view of mountains by applying for a Conditional Use Permit for the allowed Recreational Facility to hold weddings on said property. Owners believe having occasional weddings maintains the quiet, rural atmosphere more than an additional 14 homes would. Similarly, animal husbandry could lead to as many as 200 sheep or goats or up to 1,000 fowl. Those uses, though more agricultural, would not be as conducive to the use of the space.

The present home on the premises would become, with this Conditional Use Permit, a Caretaker’s Facility which would be on an aggregated lot created from parcels B and C providing a 10 acres area (lot) where the wedding receptions and caretaker facilities would be located. The aggregation of Parcels B and C will be by Boundary Line Adjustment or other means determined by our attorney and acceptable to the County making the B/C parcel twice the size of the SAG-5 lot.

Remaining 30 acres currently are level agricultural fields. The entire east side of the 40 acres has a shelter belt of tall and thick pine trees about 80’ wide, completely obstructing any view whatsoever of neighbor on East (Thurston). Neighbor to southwest (Morgan) is also surrounded by very heavily forested pine trees, obstructing his view completely of our property, unless they walk out several hundred feet to property line. Neighbor to Northwest (DeMars) has about 1,000’ of heavily forested trees south of his multiple homes and buildings, mostly obstructing his view of barn and proposed reception area. Because we cannot see our neighbors through the thick forest, neither can our neighbors see our barn. Our closest neighbor is about 1,000’ away.

We already have our Change of Use Permit (#2014-BLDG-000518) from the State of Montana Building Codes Bureau, and have complied with Montana State requirements for a gathering place, thus assuring adequate space for the weddings.

We will also comply with requirements from the Bigfork Fire District to hold gatherings on our property, with approved parking and handicap ramps.



(2) adequate access

North side of 40 acre property fronts a designated County Classified Collector Road, named McCaffery Road.

A second County Classified Collector Road, Echo Lake Road, connects to McCaffery Road, only ¼ mile east of property.

A perpendicular county standard, 20' wide private paved road and easement leads in a straight line north and south, between Caretaker's Facility and barn. A standard county cul-de-sac sits in approximately the middle of the 40 acres for use of emergency vehicles. Bigfork Fire Hall has been given permission to use this cul-de-sac for staging for any emergencies in the area, as well as for Life Flight helicopter staging area.

(3) absence of environmental constraints

Parking is on a semi-grassed mat west of the barn. There is no stream, river, or lake that could be polluted. Trees surrounding the 40 acres greatly diminish any noise/music. However, the main thing that will dampen noise/music is the long distance between barn and homes of closest neighbors. See "google earth" map showing the distances from barn to our closest neighbors, with all 3 closest neighbors at about or more than 1,000' away.

We provide a number of trash cans around the barn and police the area after weddings. In the past, we've picked up trash on McCaffery Road from McDonald's, Buzz and Bagels, and Starbuck's, which could not be from our weddings as those businesses have never catered here.

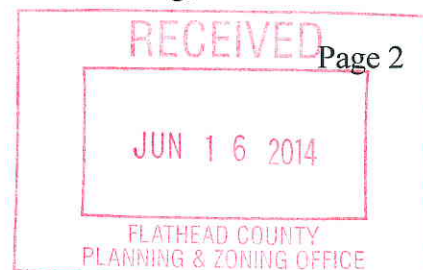
Traffic is not an issue to wildlife or road degradation, as the County Classified Collector Road was built and is maintained for 7,000 trips/day, according to the Flathead County Road Department. The most recent counts by Flathead County Road Department show current traffic at only 1/7 and 1/4 of the maintained trips per day for the two County Classified Collector Roads fronting and adjacent to the property. Thus, the roads can easily accommodate the anticipated traffic.

B. Appropriateness of Design

(1) parking scheme

Parking is West and North of barn, on grass mat. Entry to the parking will be off the cul-de-sac. The Bigfork Fire Chief has inspected our property on three occasions, and has verified in writing that there is absolutely no issue with potential fire from cars driving on grass. He only asks that we continue to mow and maintain grass, which we do.

Supervisor of Flathead County Road Department confirmed that with the short amount of time per week that cars are parked on the property for a wedding, there is no reason for concern about possible oil or gas pollution.



Dust abatement will be with at least weekly watering of any area where there is no vegetation holding the dirt.

Although we have never had 100 cars or more for a wedding, we have shown parking for 100 on the site plan submitted to show more than adequate parking.

(2) traffic circulation

The open, flat land makes it very easy to disperse parking and turn-around circulation, as seen on the site plan submitted and prepared by Dwayne Shults, Architect with Nick Fullerton. There will be directional signs placed to direct traffic.

(3) open space

All 40 acres are flat and open, with the exception of a very wide buffer (about 80' wide) of large and thick trees along east perimeter, as can be clearly seen on the google earth map included with this application. Other neighbors have thick forests on their properties, obstructing views of our barn and proposed reception area. Most of the area resembles parks which are considered open space.

(4) fencing and screening

Some fencing surrounds most of the perimeter of our land and there is limited cross fencing on our property for grazing of livestock. The large trees on east side of the 40 acres completely shield view of our barn from east neighbors. Dan DeMars, our neighbor to the northwest, has heavily forested land south of his cluster of at least 8 buildings including 4 homes, and can only clearly see our barn and cars if he walks about 1000 feet behind his houses and stands directly on the property line. Previous photographs he submitted of parked cars could only have been taken with a telephoto lens 1,000 feet behind his multiple houses, standing at or very near the property line. Similarly, the neighbor to our southwest, Lance Morgan, has very heavily forested area surrounding his home and guest home, obscuring his view entirely of our barn, unless he walks a long distance from his home to the property line to get a view of our barn. In short, no neighbor can clearly see our barn unless a concerted effort and walking through the woods is first accomplished.

(5) landscaping

Landscaping is very limited: only surrounding what will be Caretaker's Facility. The other 39+ acres are intended to remain natural, but is watered around the barn and in parking area to mitigate dust. Additionally, we have planted additional trees to the north and west of the barn, to further diminish any view of barn from McCaffery Road, the County Classified Collector Road fronting property on the north.



(6) signage

Although there exists at least one very large sign for a towing and auto body business which is permanently placed only about 30' off McCaffery Road, our plan does not include – and will not include - any kind of a sign other than the one hanging over our entrance for the past 18 years that simply says “Ten Arrows Ranch” which is the legal name of our subdivision and property. There MAY be a small moveable sign on wedding days indicating the name of the bride and groom. (See: parking above for directional signs).

(7) lighting

There is lighting inside the barn and a few strings of lights in the corral, adjacent to the barn. For safety, we will install a porch light outside each entrance to the barn.

C. Availability of Public Services

(1) sewer

Working with the Environmental Health Department of Flathead County and according to their requirements and inspections, we will be installing a dedicated septic system to service outdoor toilets and sinks, as a condition of our Permit, on Parcel B/C. We will have plans approved for the outdoor bathrooms/changing room from the State of Montana Building Codes Bureau before outdoor bathrooms are built. Approval of the conditional use must assume this will be completed before commercial use of the facility.

(2) water

We have a very good well on our property, putting out more than 60 gallons a minute. We keep hoses attached to frost-free faucets and they are clearly visible. There are multiple faucets on the primary home/caretaker's facility. Since we will not be doing any catering, water will not need to be tested.

(3) storm water drainage

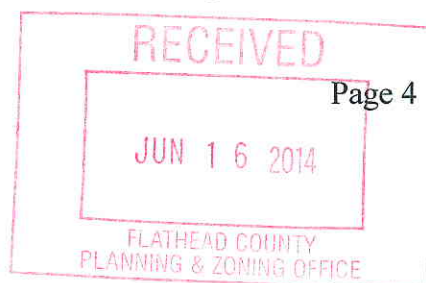
Soil is very sandy. Drainage is very good.

(4) fire protection

In early June of this summer, we had the unfortunate experience of having our garage start on fire, causing over \$100,000 of damage. THREE firehalls (Creston, Bigfork, and Ferndale) responded and were here within about 12 minutes! Had it not been for their quick response and professionalism, our entire home would have been lost.

No smoking is allowed inside barn. Signs are up that say “no smoking” in the barn and metal pails are placed around reception area that say “cigarette butts go in here”.

Owner Bill Myers is a volunteer with the Creston Firehall, and is therefore very cautious about potential fire danger.



No fireworks or candles of any kind shall be allowed on property during weddings or receptions, by signed contract.

(5) police protection

Flathead County Sheriff responds to any calls.

(6) streets

McCaffery Road is a Classified County Collector Road, and fronts the North end of our 40 acres. Entrance to property is located only ¼ mile West of Echo Lake Road, which is ALSO a Classified County Collector Road. Flathead County Road supervisor affirmed that the latest count of traffic on these roads is extremely low at 1140 and 2760 respectively, *although they are built and maintained to handle up to 7,000/day.*

D. Immediate Neighborhood Impact

(1) excessive traffic generation

Average number of cars coming to weddings has been about 30. Highest number of cars counted was under 70. We personally own 5 vehicles, which are parked with the guests' cars, so as to not detract from the surrounding natural beauty of the area. (This would create at most 150 tips per event.)

It is difficult to see the cars parked from McCaffery Road, as there is a slight rise in the middle of the 40 acres, obscuring view of cars, as well as a great distance of over 1300 feet from the parking area to McCaffery Road.

Our immediate neighbor to the west, Dan DeMars, has operated a towing and auto body business for at least as many years as we have lived here, which is 18 years. His business has two large tow trucks, and at any given time, we have counted at least 15 vehicles on his property, many of which are unsightly, damaged cars, clearly visible from McCaffery Road. There are at least 4 homes, two of which are rentals to non family, on his property. His business operates 7 days a week, 24 hours a day, 365 days a year. Our request for a Conditional Use Permit for occasional weddings is MUCH less visible, MUCH less intrusive, and would create MUCH less traffic and noise than our immediate neighbor. Mostly, however, our proposal adheres to the natural beauty of our surroundings in a much more conducive way than a towing and auto body business.

Just down McCaffery Road, Big Sky Bible Camp continues to operate as it has for many years, with camps and retreats **all year long**. Again, this business of Camp/Retreat Center generates much more traffic for many more days in the year than our proposed wedding venue would.



(2) noise or vibration

This has been the main complaint of neighbors. We propose, as a condition of our Permit, to require all music off at 10:30 p.m., with no amplification of music outside the barn during receptions.

(3) dust, glare or heat

There will not be any additional dust, glare or heat generated by the use of property for events. Potential dust generated by traffic on the grass fields will be mitigated by watering the area before any event.

(4) smoke, fumes, or gas

The only odor generated would be if a pig is roasted for a meal, should the party choose to roast a pig. No open fires. No fireworks of any kind will be allowed by signed contract.

(5) inappropriate hours of operation

We will require, by contract, any party having music only inside barn during reception, and off by 10:30 p.m. All guests must be departed by 11:00 p.m. We will also require, by signed contract, that ceremonies start by 4 p.m. at latest.

Finally, although the issue of economic impact is not asked for in Application, we believe the issue should be addressed. Approval of our application will generate a lot of revenue in the Flathead Valley. Approximately HALF of the weddings we've hosted were with Brides and Grooms from out of town, out of state, and even out of country! Many of these couples ONLY came to the Flathead Valley BECAUSE of our unique venue. They told us and the photographer they would have gone elsewhere (ie OUT of the Flathead) if not for Ten Arrows Ranch, and its unique set up.

One Canadian bride estimated that, for her rather small wedding, over \$150,000 was spent in the Flathead in motels, meals, gifts, gas, photographers, videographers, florists, caterers, cake, tux rentals, hairstylists, and manicures.

We respectfully request that the Flathead County Board of Adjustment approve our application for a Conditional Use Permit.

Bill and Alana Myers
Ten Arrows Ranch



- 4.06 Commercial Caretaker's Facility in B-2, B-3, I-1, I-1H, and I-2 Districts
- 4.07 Contractors Storage Yard in AG and SAG Districts
- 4.08 Day Care Centers- 13 or More Individuals
- 4.09 Electrical Distribution Stations
- 4.10 Extractive Industries
- 4.11 Family Hardship Dwellings
- 4.12 Manufactured Home Parks
- 4.13 Mini-Storage, Recreational Vehicle Storage
- 4.14 Motor Coach Subdivisions
- 4.15 Recreational Facilities (see also 7.17.040)
- 4.16 Temporary Uses

Consultation with Planner:

Date _____ Planner's Signature _____

INSTRUCTIONS FOR CONDITIONAL USE PERMIT APPLICATION:

1. Answer all questions. Answers should be clear and contain all the necessary information.
2. In answering question 1, refer to the classification system in the Zoning Regulations.
3. In answering questions 2 and 3, be specific and complete. Please use a separate sheet of paper to discuss the appropriate topics.
4. Copy of plot plan/site plan must be submitted with each application, with all existing or proposed structures shown, and distances from each other and from the property line. *If you are submitting a plan larger than 11x17 in size, please include 7 copies.*
5. A **Certified** Adjoining Property Owners List must be submitted with the application (*see forms below*). The list will be sent directly to the Planning & Zoning office, unless you request otherwise. This list is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.
 - *(The buffer should be 150 ft. for all areas with the following exceptions: Administrative Conditional Use Permits, standard Conditional Use Permits, and Planned Unit Development (PUD) applications within the Lakeside Zoning District require a 300 ft. buffer.)*

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be incorrect or untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning & Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.

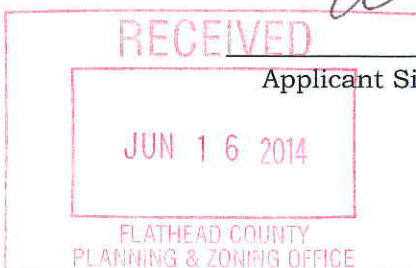
Owner(s) Signature (all owners must sign)

Date

6-13-14
June 13, 2014

Applicant Signature (if different than above)

Date



APPENDIX

Plat Ten Arrows Ranch

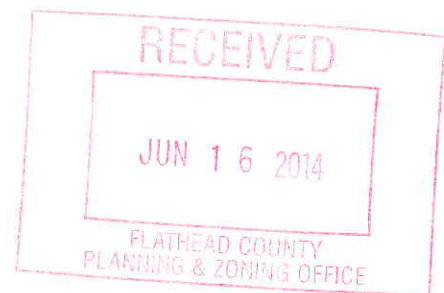
COS 17853

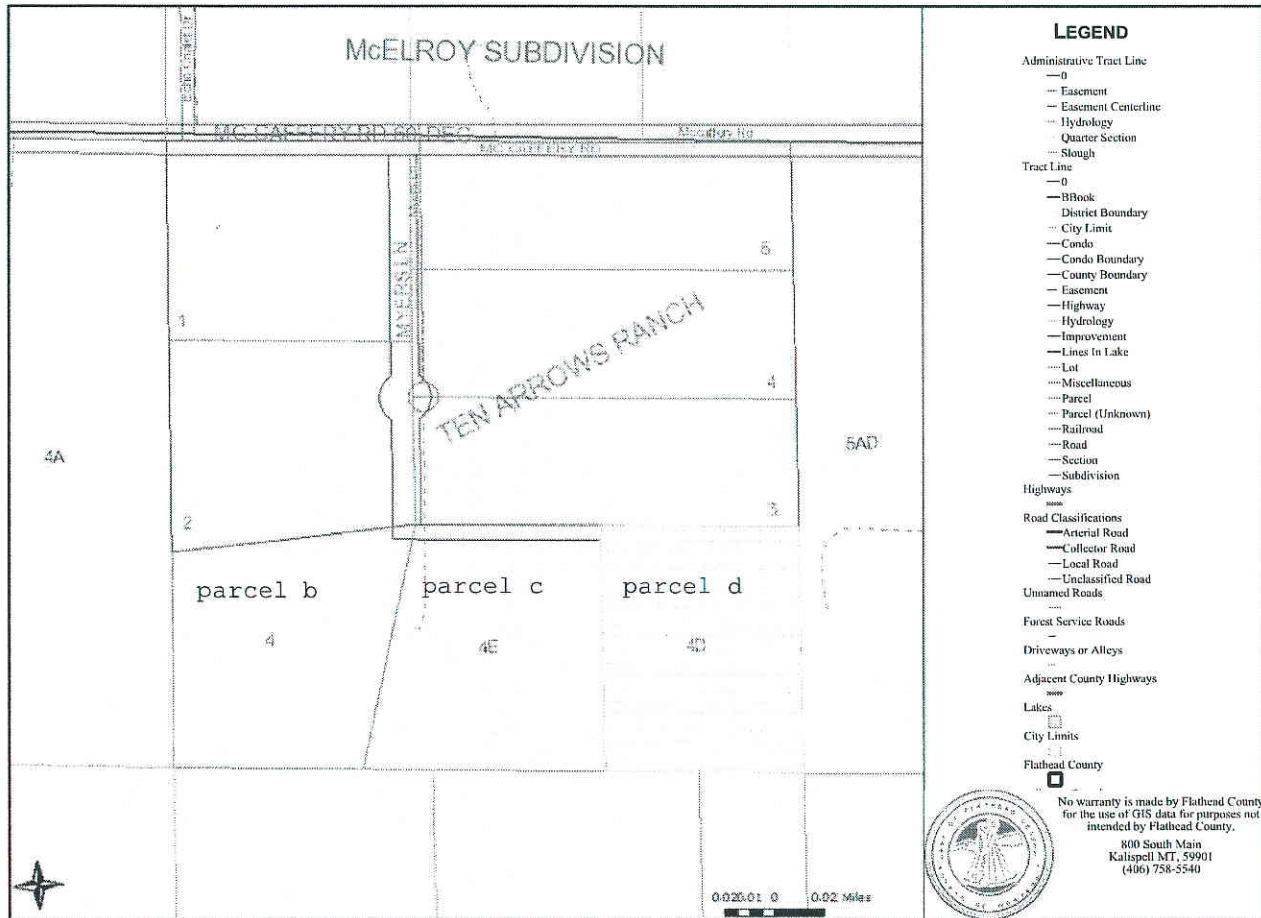
2012 Flathead Traffic Count

Vicinity Maps (3)

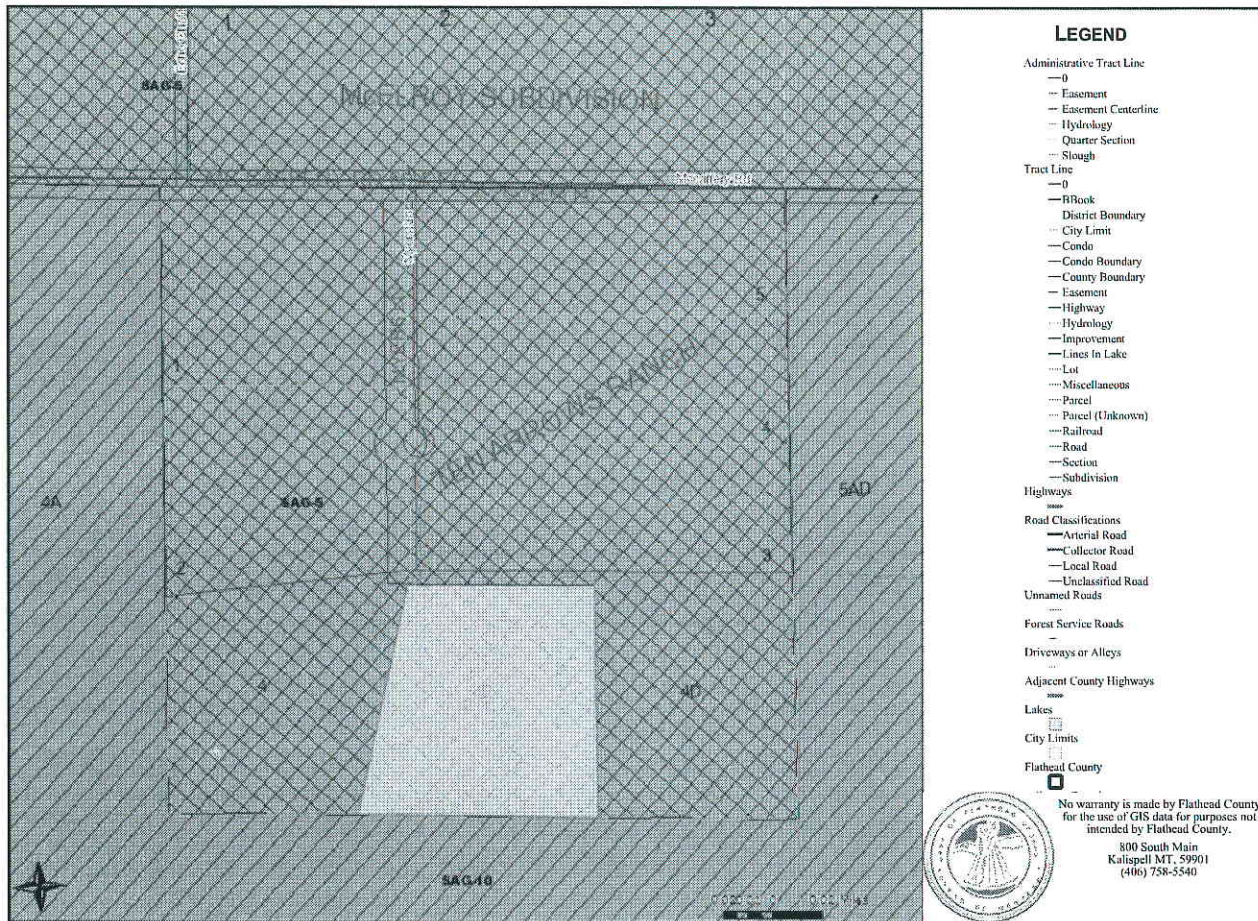
Fire Chief Letter 5/21/2014

Photo Graphs.

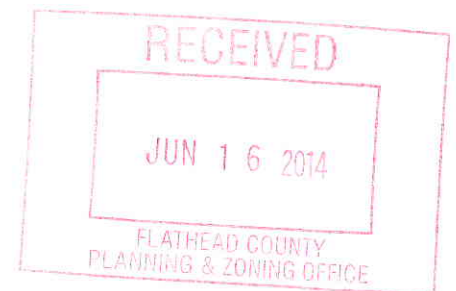




Zoning



2013 Aerial





Bigfork Fire District

810 Grand Dr, Bigfork, MT 59911
406-837-4590 406-837-4690(fax)
www.bigforkfire.com

5/21/2014

Alana Myers
1010 Myer Lane
Bigfork, Montana 59911

Mrs. Myers,

This is a follow-up letter to our meeting Tuesday, May 20, 2014 with the building inspector Rob Morris and Chief Wayne Loeffler.

Items discussed:

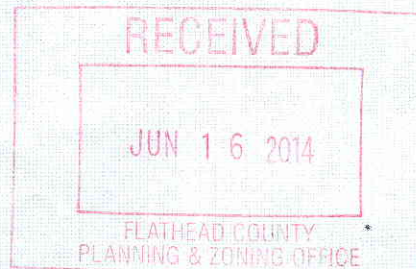
- Barn area for reception
 - A. Structural integrity is good
 - B. Classified as an A3 occupancy (up to 300 people)
 - C. Required to have signs posted above each door that they must remain open at all times.
 - D. Handicap access ramps need to be added at both doors.
 - E. Approved a change of permit usage for building only. This must be sent to Helena. Paperwork was left with homeowner.
- Additional structure to be built
 - A. Must submit drawings to the state for approval
 - B. Must meet county planning, zoning and health department requirements.
- Tent code requirements for tents
 - A. Can look up on building permit website link
- Parking area
 - A. Must be kept mowed
- Access to different areas
 - A. Must keep areas open for emergency vehicles access
- Area off the entrance of McCaffery Road can be used for Alert landing zone

Sincerely,

A handwritten signature in black ink, appearing to read "Wayne Loeffler", is written over a horizontal line.

Wayne Loeffler Chief
Bigfork Fire Department

Cc: File



entry



RECEIVED

JUN 16 2011

PLUMMER COUNTY
COUNTY & SINKS

approach after entry

RECEIVED

JUN 16 2014

FLAVIN COUNTY
PLANNING & ZONING OFFICE



Parking

RECEIVED

JUN 14 2008

PLANT & SOIL SCI. DEPT.
UNIVERSITY OF CALIFORNIA
DAVIS, CA 95616

view towards neighbors to sw

closest neighbor to S.W.
> 1300' away
behind yard trees -
greatest home about 1,000' away
= No visual
(transo, 000')

RECEIVED

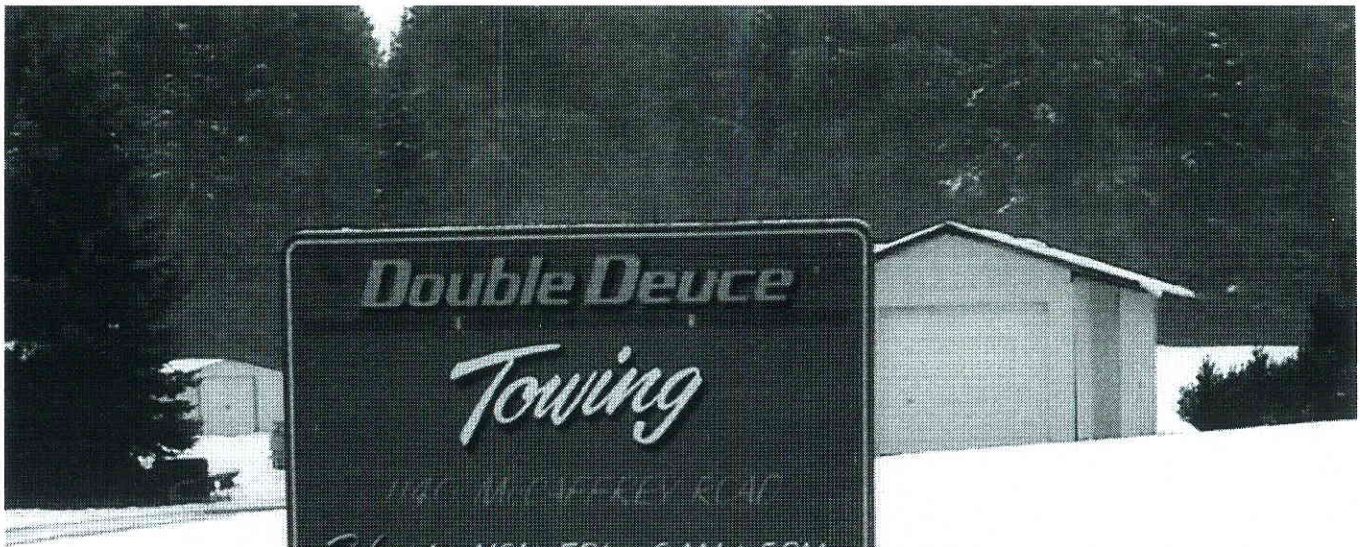
JUN 16 2014

FLATHEAD COUNTY
PLANNING & ZONING OFFICE

View to East
closest neighbor > 1,000' away
behind all trees

view towards neighbors to the east





Double Deuce

Towing

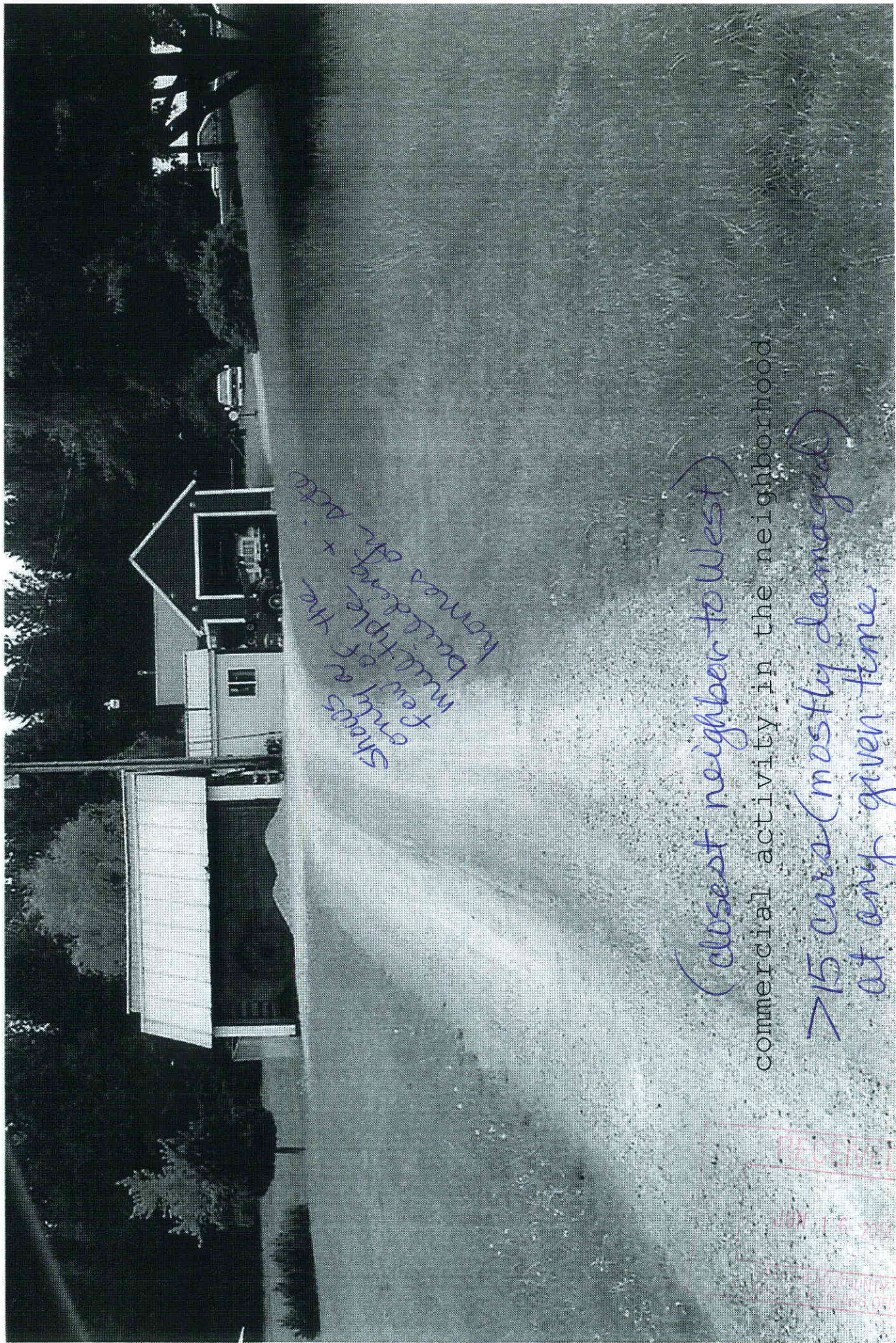
1140 MCDUFFEY ROAD

Hours MON-FRI 8AM-5PM

837▼4814



(Demars, closest neighbor
to West)
neighborhood sign



Sheds
only at the
multiple
building +
homes off site

(closest neighbor to West)

commercial activity in the neighborhood

>15 cars (mostly damaged)

at any given time

multiple buildings — 4 homes, + 8-10 additional
sheds, shops, garages

RECEIVED

JULY 13 2012

SHERMAN COUNTY
SHERIFF'S OFFICE

Sign again

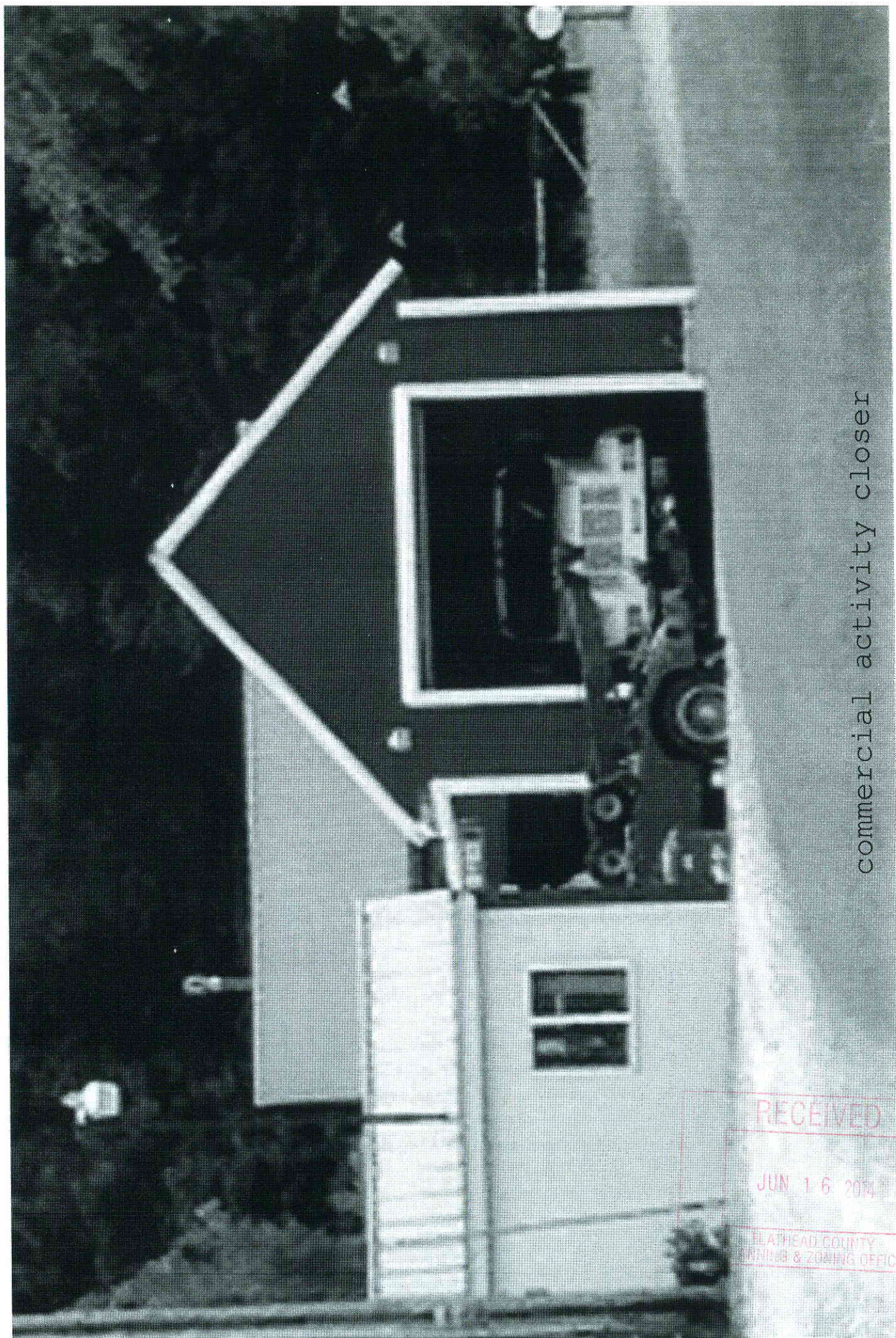
Bumble Bee
Towing
Hours MON-FRI 8AM-5PM

837-4814

RECEIVED

JUN 16 2011

FLATHEAD
PLANNING & ZONING



commercial activity closer

RECEIVED

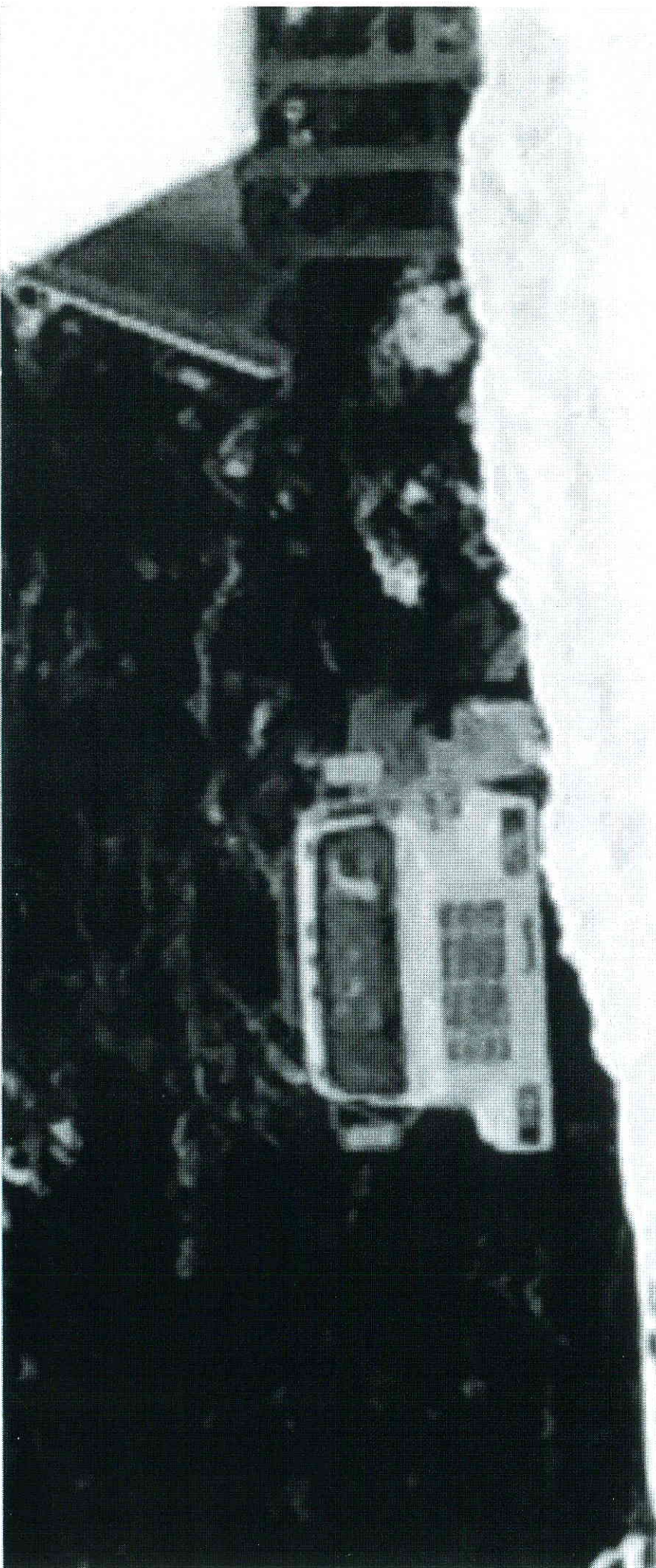
JUN 16 2014

FLATHEAD COUNTY
PLANNING & ZONING OFFICE



commercial towing





close up of towing vehicle



Erik Mack

From: Alana Myers <alanamyers10@gmail.com>
Sent: Saturday, July 12, 2014 9:23 AM
To: Erik Mack; BJ Grieve; Rich DeJana
Subject: parking area for cars

Parking area could alternatively be in a more "square" shaped area of 180' x 250', instead of two long rows of cars (rectangular shape) that would measure 500' x 100', as previously given for the parking area.

By having 4 rows of 25 cars each, allowing a 10' wide parking slot/car, you'd have a lot 250' long. Then 4 rows of cars with a 20' driving "slot" deep, and a 20' wide driving aisle on both sides of each of the 4 rows of 25 cars, adds 5 aisles at 20' for 100', added to the 80' for the actual car slots. That gives us a more squarish shape of 250' x 180'. Either way, there is MORE than adequate parking space on the 10 acres, especially considering our largest number of cars last summer was only 61 (plus our own 3-6 cars, vehicles, camper).

Please don't hesitate to email with any other questions as a result of your site visit yesterday.

Erik Mack

From: Alana Myers <alanamyers10@gmail.com>
Sent: Wednesday, July 09, 2014 1:49 PM
To: Erik Mack
Subject: Fwd: FCU-14-08 Additonal Questions

Erik,

Under each of your questions are our responses, in bold face.

1. Is this CUP for all 8 lots you own or just 2? The application discusses all of your property but the application only lists 2 lots.

CUP application is only for Parcel B and Parcel C. The discussion of the other lots was simply for the purpose of demonstrating that the actual wedding site is surrounded by mostly all our own property, and that our closest neighbors are actually quite far away (minimum of about 1100') and will be very minimally impacted by the use of our property as a wedding venue. Parcel B has the Barn and parking. Parcel C has Caretaker's Facility. Most ceremonies take place on Parcel C as well.

2. Please submit the change of use permit referenced in the application #2014-BLDG-000518.

Attached. It is called "Application for Building Permit" at top of page. Montana State Building Inspector gave this to us at his inspection of our existing barn, and indicated just a couple of minor items needing to be done to use existing barn for receptions: both doors must be opened during receptions with signs indicating such, handicap ramp must be installed at each door. No fire suppression system is required, due to small size of barn. You already have in your file the approved Building Permit from the Montana State Dept. of Labor and Industry, Building Codes Division, for the purpose of building outdoor bathroom facility and a hay barn to replace the white wedding canopy once we receive our CUP. Existing barn will be used as is under Building Permit, except for small changes noted above.

It's a little confusing, since the "Change of Use" Permit that the State inspector gave me is called an "Application" at the top of page. That's all I was given, other than the actual Permit for building that was sent to us in mail, included in Application for CUP. He called the paper which I have scanned and attached here the "Change of Use Permit", as indicated by him checking that particular box.

3. What are the size of all the buildings on the lots, including the tent?

I submitted two copies of Site Plan that has all buildings drawn to scale. Please refer to Site Plan. The tent is temporary and is 30x60'. New bathroom facility will be

approximately 16x16' and will contain required number of toilets, sinks, and urinals for men, women, and handicapped guests, as per Flathead County Environmental Quality Department.

4. What is the width of access to parking lot? Is it Gravel or paved?

As per site plan submitted, google earth photo shows the existing 20' wide paved road for access to parking. This allows for two way driving.

5. What is the size of the parking lot? Width of the driving aisles? Will it be paved?

Size of parking lot is shown on site plan and has more than adequate driving aisles of a minimum of 20 feet, but generally much wider. Per the Bigfork Fire Chief who has inspected the property on three occasions, parking area does not require paving, but Fire Chief requested that it be kept mowed and watered to mitigate potential fire danger and for dust control. His letter is included as part of Application for CUP.

6. Type of fencing and screening that exists on your property not neighboring properties?

Our property is completely fenced in on all 4 sides with barb wire fencing. Screening on our property includes: 60-100' wide border on the entire east side in the form of an old, overgrown Christmas Tree Farm, which is very thick and dense. Along the south side of our property, part of that area (eastern and western thirds) has about 15' wide of several rows of old Christmas Tree farm growth, which is also very dense. In the center approximate third of the south border of our property, there are multiple large pine trees about every 10-15 feet. On the western side of our property, we have an entire row of Russian Olive trees for a wind and vision belt, as well as scattered pine trees from property line out about 20', also creating a visual barrier. Along our northern property line that fronts McCaffery Road, there is a single row of pine trees about 10-15 feet apart, as well as a few scattered pine trees.

7. What is the type of landscaping around the caretaker's facility? Bushes, shrubs, trees, etc.

Landscaping is very limited, and only surrounds the Caretaker's Facility. Grass that is watered and mowed surrounds the Barn. Professional landscaping includes several perennial shrubs and a few "tubs" of annual flowers. There are a few birch trees in yard of Caretaker's Facility.

8. What is the size of existing and proposed signage? Location of proposed signage?

Existing signage says "Ten Arrows Ranch" and has been in position above our entrance road for 18 years. (See Application for CUP, item B. (6).) It is approximately 18-20" high, and about 4-5' long. We do not propose any additional signage as our goal is to maintain the rural beauty of the area, and not add anything (signs, lights, extra buildings beyond the outdoor bathrooms) that would appear "commercial". We don't want to "look" commercial. We want to look "natural". Some brides MAY put up temporary signs for the day of their wedding only, on either Echo Lake Road and/or McCaffery Road, which will be in place a maximum of 24 hours.

9. Will the lighting be shielded or hooded? Is there existing lighting?

There is hooded lighting already in place on each end of the barn, outside. There is lighting inside the barn and canopy area in the form of hanging fixtures. There are 2 strings of Christmas lights in the corral area. No additional lighting is planned, except that inside the outdoor bathrooms.

10. Please show the location and dimensions of proposed buildings on the site plan.

We will be replacing the temporary white wedding canopy with a hay barn to "blend in" better with the rural, agricultural surroundings of the area. It will be 40'x60'. We will be adding a county approved Sanitation facility with required number of bathrooms for men, women, children, and handicapped guests that will be approximately 16'x16', located just northwest of the barn about 20 feet. We have been in contact with "Wendy" at the Sanitation Department and will get that department's final approval on plans before constructing bathrooms.

11. Where will the septic be for the proposed restroom? Will the restroom use water?

The septic system will be located just west of the bathroom facility, according to Ed Benson, who has much experience in the Valley with installing septic systems, and who has already inspected and recommended location of bathroom and septic system. Restroom will use water from an excellent well we already have on the property that puts out over 60 gpm. We will also provide containers of hand sanitizer at each sink, paper towels, and wastebaskets with disposable plastic liners.

12. Will there be a retention area for storm water?

No retention area is planned or needed, as our soil is very sandy and absorbs water easily. Subject property is also quite level, allowing for even dispersal of storm water. Mr. Ed Benson indicated it would not be necessary to have a retention area because of the type of soil on the property and the terrain.

13. What about traffic on the private road? How much traffic is existing on Myers Lane?

The only traffic currently on Myers Lane is from our home, which will be the Caretaker's Facility. Only my husband and I live here, and he is retired, so we only use our road going to and from town once or twice a week. Our children are all living out of the home.

14. How many events are proposed per week? per year?

There would be less than one wedding per week, on average/year.

15. Are you retrofitting the barn?

No, other than adding handicapped ramps as Montana State Building Inspector indicated that was all that would be required.

Erik Mack

From: Alana Myers <alanamyers10@gmail.com>
Sent: Thursday, July 10, 2014 11:33 AM
To: Erik Mack; Rich DeJana
Subject: answering your questions from this morning:
Attachments: change of use permit.pdf; FCRD road counts (3).pdf; State of Montana Building Permit.pdf; Sanitation Specs.pdf

Size of barn to be used AS IS (with Change of Use Permit and Building Permit from State of Montana): 44' running north and south, x 38' running east and west
Handicap ramps will be added at each door once CUP is granted. Otherwise, State Building Inspector Robert Morris approved barn as is.

Size of hay barn: 40'x60'. **Size of outdoor bathroom facility:** 16' by 16-20'. (Design to be approved by Montana State Department of Labor and Industry, Building Codes Division, once CUP is granted.) On site map, which you have copy of, hay barn will be where white wedding canopy is now. It will be unseen by any neighbors or drivers on McCaffery Road, unless individuals trespass on our property. It will look like.... a hay barn. Stained brown. Metal roof. Bathroom facility will be 25' directly northwest at 90 degree point from northwest corner of existing barn. Also unseen from any neighbors or drivers on McCaffery Road. Siding stained brown. Metal roof. No other construction proposed.

Parking lot location is shown on site map. Although the most number of cars we've ever had on property is 61, I planned for 100 cars. Each car is allotted 10' wide slot x 20' long. 50 cars in one row makes that row 500' long. Putting a 20' parking aisle on each side of two rows of 50 cars, makes the parking lot 100' wide/deep. (ie 20' wide above first row of cars, then a parking row of 20' for car slot, then another 20' wide aisle between two rows of cars, then second row of 20' for second row of cars, then last 20' for aisle behind second row of parked cars = 100' wide/deep.) So entire **parking lot is 100' "wide/deep" (for 5 rows of 20') x 500' long** (for two rows of 50 cars). **As needed**, parking can be easily relocated to other locations on Parcel B (now 5 acres) to keep cars on watered, mowed grass, to cut down on any dust generated, because paving is not required by Bigfork Fire Chief who has personally inspected the parking lot area on three different occasions.

Attached is Building Permit that State of Montana Building Code Inspector Rob Morris verbally indicated was our **"Change of Use" Permit** to utilize Barn for receptions. (See where he wrote in grey box on right "Utilize Barn for Wedding Recep". Also note on left hand side he put an "X" in the box "Change of Use".) Also **Attached is Building Permit granting us permission for an outdoor bathroom facility** (plans to be approved by State of Montana Building Codes Division once CUP is granted).

Also attached are the **Flathead County Road and Bridge Department's** most recent counts of traffic on Echo Lake Road and McCaffery Road, both County Collector Roads adjacent to our property. Supervisor (Dave) at Road Department indicated these roads are built for 7,000 cars/day. Using the highest number of CURRENT daily average traffic on Echo Lake Road of 2,760, that allows for **another 4,240 vehicles (or 2,120 trips)/day to "max out" at 7,000, which the roads are built for.** Previous weddings had a maximum of 61 cars, or 122 trips for ONE day in the entire week, or **adding an average of ONLY 17 MORE CARS TO the current total of 2,760 daily average on Echo Lake Road.** Even with 100 cars (200 trips), it would increase the highest average of 2,740 by only 28.57 more trips on average.

Flathead County Sanitarian Wendee Jacobs, RS, (see **attached County Sanitation Specs**) indicated we will need 2 toilets for women, 2 urinals and one toilet for men, one toilet for family/handicap, and 3 sinks, as per

the Montana State Plumbing Fixture Standards. She indicated verbally that using "Restaurants" as our guide would be **MORE THAN ADEQUATE**, since we would only be using plumbing less than one day per week, unlike restaurants that would use plumbing seven days per week.

Size of sign on our property: placed on large telephone posts 16.5' tall, by 22' wide from one pole base to other base. Sign itself is 18" high by 5' long. We had a fire in our garage in June, and 6 fire engines (at least) were easily able to access our property under the existing signage. If brides put up a temporary sign, it is on a small 1"x1" post 4' high, and the sign itself at top of 1x1 post measures 5" tall by 20" long. **Once** last summer a bride used a door for a sign that was approximately 3' wide by 7' high and placed at the corner of McCaffery Road and Echo Lake Road. It was up for less than 24 hours. Also once last summer, there was a sign on Highway 83 and Echo Lake Road that was approximately 3' x 4' and sat on the ground. It was up for less than 24 hours. We viewed multiple other wedding signs on adjacent roads and highways, but they were not for weddings at our property.

I hope this answers all your questions on your email from this morning. PLEASE DON'T hesitate to ask additional questions. We want our application to be as thorough as possible.

Bill and Alana Myers

**BUILDING PERMIT
STATE OF MONTANA
BUILDING CODES BUREAU
301 S. PARK, PO BOX 200517
HELENA, MT 59620-0517**

**ALANA MYERS
1010 Myers Lane
Bigfork, MT 59911**

County:
Contractor:
Owner: ALANA MYERS
Inspector: Robert Morris
Location: 1010 Myers Lane
Bigfork, Mt 59911

Project Name:
Phone: 4068732133
Phone: 406-202-1324
Plan Reviewer: John Hegel

Expires: 12/11/2015



Bureau Chief, Building Codes Bureau

For all work done under this permit number the permittee accepts full responsibility for compliance with the National Electrical Code or Montana State Plumbing/Mechanical Code as amended and other applicable State codes and Statutes.

Granted in accordance with Title 50, Chapter 60, Part 2, MCA, and all other administrative rules promulgated there under.

Granting of this provisional permit does not implicitly or expressly preempt or authorize violation of the provisions of any other state or local law relating to or regulating building construction. It remains the responsibility of the permit holder to comply with the State Building Codes regardless of whether non-complying items were identified during plan review or during inspection.

Check local zoning requirements. State licensing laws require that only properly licensed personnel be used to install electrical or plumbing systems on commercial or public projects.

DISABILITY ACCESS NOTICE

Compliance with the requirements of the state building code for physical accessibility to persons with disabilities does not necessarily guarantee compliance with the Americans with Disabilities Act of 1990, the Rehabilitation Act of 1972, the Fair Housing Amendments Act of 1988, Title 49, Chapter 2, commonly known as the Montana Human Rights Act, or other similar federal, state, or local laws that mandate accessibility to commercial construction or multifamily housing.

BuildingCodes.MT.Gov

406-841-2056

BuildingPermits.MT.Gov



All Incomplete Applications will be Returned Unprocessed

LOCATION OF WORK

Accurate LOCATION and OWNER information is required for permitting.

Property Address 1010 Myers Lane City Bigfork State MT Zip 59911
Directions to property north of Bigfork, head east on Hwy 83, 2 mi, turn no
County Flathead Is job located inside city limits? Yes ☒ No ☒ on Echo Lake
go 1 mile, turn

Name of Building or Businesses in building

17 digit GEOCODE _____ Parcel Number _____ Lot _____ Block West on
Size of Property (acres) _____ Section _____ Township _____ Range McCaffery,
1/4 mi, turn
south on my
Lot

Property Owner's Name

✓ Mailing Address 1010 Myers Lane City Bigfork State MT Zip 59911
Email alanamyers10@gmail.com Phone 837-2133
General Contractor To be determined License Number _____

✓ Mailing Address _____ City _____ State _____ Zip _____
Email _____ Phone _____

Design Professional N/A License Number _____

Mailing Address _____ City _____ State _____ Zip _____
Email _____ Phone _____

Type of Work

Primary Contact

Provide detailed description of the project use and occupancy before application is accepted

This information must be submitted

- ☐ Addition ☐ Owner
☐ ReRoofing ☐ General Contractor
☐ Other ☐ Designer
☐ Emergency Repair
☐ Fire Suppression
☒ Change of Use
☐ New Construction
☐ Moved Building
☐ Alteration/Remodel

Online Bank For wedding prep.

Other Work Being Done On Site

☐ Boiler ☐ Elevator ☐ Plumbing
☐ Electrical ☐ Mechanical ☐ HVAC

PROJECT VALUATION \$

New Floor Area		SF
Existing Floor Area		SF
Total Building Area		SF

PLAN SUBMITTAL REQUIREMENTS: Plans and specifications must be drawn to scale upon submittal of paper and clearly indicate the location, nature, and extent of the work proposed and must show in detail that it will conform to the provisions of the International Building Code.

PLANS SHALL INCLUDE:

1. A site plan showing the proposed building and any existing buildings on the property and showing distances to property lines, streets, roads, alleys, and the existing buildings on the property. If required, a boundary, access, driveway, and parking space must also be shown on the site plan.
2. A dimensional floor plan showing interior and exterior walls, opening, egress, windows, doors, stairs, fireplaces, doors, closets, and other features and showing the location of all openings.
3. Identification of the use of each room or area of the building, with a list of materials to be used in construction and a description of the use of each room or area of the building.
4. A dimensional typical section through the structure showing floors, foundations, walls, doors, ceilings, and roof structure, and showing the location of all openings.
5. Seal and Certification of a Licensed Montana Designer for the construction and for the building foundation design that are not a requirement with this code, such as a building code.
6. Materials specifications as appropriate, for example, existing materials, structural type and loadings, floor type and loadings.
7. All building insulation R-values, and description of heating and ventilation equipment and combustion gas provisions, along with the requirements of the equipment. Plans must also include compliance with the International Energy Conservation Code as adopted by the State of Montana. Submission of Conditional energy compliance test is acceptable demonstration of compliance.

SIGNATURE X

PRINT X

Alana Myers
Alana Myers

DATE 5-22-14

BY EXECUTING THIS APPLICATION THE APPLICANT ACKNOWLEDGES AND AGREES THAT:

1. The information supplied is true and correct.
2. The proposed project may be subject to other laws and regulations including but not limited to local zoning ordinances and flood zone requirements.
3. Issuance of a building permit is provisional. That is, such permit is conditioned on the plans and specifications submitted and approved and does not extend to any changes without the express written consent of the Bureau.
4. Do not send fees with the submittal, unless you have been assigned a project number.
5. Separate plumbing, electrical, and mechanical permits may also be required. It is the sole duty of the applicant to obtain these.
6. Construction of the proposed project may not be started by any person until a building permit is issued. The building may not be used or occupied by any person until approved by the Bureau.

NOTE: If the property cannot be properly identified, your application will not be processed.

MAIL TO: DEPARTMENT OF LABOR AND INDUSTRY / BCB / PO BOX 200517 / HELENA, MT 59620-0517

PHONE (406) 841-2056 You can also apply online at BuildingPermits.Mt.Gov

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JUL 10 2014

FLATHEAD COUNTY
PLANNING & ZONING OFFICE

FCRD Counts 2012 Alphabetical List

with EVERGREEN						
			DATE			
ROAD NAME	TYPE	COUNTER LOCATION	START	END	WEEKLY TOTAL	DAILY AVERAGE
Adams St	P	W of Hwy 93 South	08/09/12	08/16/12	3,070	512
Angel Point Rd	P	S of Political Hill Rd	08/09/12	08/16/12	5,029	838
Antelope Trail	P	N of Meadow Ln	06/21/12	07/05/12	7,573	631
Antelope Trail	P	S of Hodgson Rd	06/21/12	07/05/12	5,667	472
Ashley Lake Rd	G	N of Haydens View	05/17/12	05/24/12	1,906	318
Bald Rock Rd	G	N of Rhodes Dr	05/31/12	06/07/12	1,110	185
Bald Rock Rd	G	S of Lost Creek Dr	05/31/12	06/07/12	213	36
Batavia Ln	P	W of Hwy 2 West	05/17/12	05/24/12	9,341	1,557
Bierney Creek Rd	P	W of Clothier Ln	08/09/12	08/16/12	3,034	506
Bierney Creek Rd	P	W of Hwy 93 South	08/09/12	08/16/12	9,405	1,568
Bigfork Refuse Container Sigt		S of Hwy 83	07/19/12	08/02/12	28,461	2,387
Bighorn Dr	P	E of Hwy 2 West	05/17/12	05/24/12	3,159	527
Bighorn Dr	P	W of Smith Lake Rd	05/17/12	05/24/12	2,848	475
Bills Rd	P	W of Hwy 93 South	08/09/12	08/16/12	2,163	361
Birch Grove Rd	P	E of Trumble Creek Rd	07/05/12	07/12/12	6,328	1,055
Birch Grove Rd	P	E of Whitefish Stage	07/05/12	07/12/12	1,155	193
Birch Grove Rd	P	W of Hwy 2 East	07/05/12	07/12/12	7,469	1,245
Birch Grove Rd	P	W of Trumble Creek Rd	07/05/12	07/12/12	5,794	966
Blacktail Rd	P	S of Stoner Loop Rd	07/19/12	08/02/12	36,485	3,040
Blanchard Lake Rd	P	W of Hwy 93	06/21/12	07/05/12	5,134	856
Boorman Ln	P	N of Batavia Ln	05/17/12	05/24/12	767	128
Brass Rd	P	N of Adams St	08/09/12	08/16/12	712	119
Brass Rd	P	S of Bills Rd	08/09/12	08/16/12	630	105
Bridge St	P	N side of Bridge	07/12/12	07/19/12	17,715	2,953
Browns Meadow Rd	P	S of Smith Lake Rd	05/17/12	05/24/12	6,731	1,122
Browns Rd	G	N of McMannamy Draw	05/31/12	06/07/12	862	144
Browns Rd	G	S of Rhodes Dr	05/31/12	06/07/12	366	61
Buckboard Ln	P	E of Lakeshore Dr	05/24/12	05/31/12	2,088	348
Buckboard Ln	P	W of Foy's Lake Rd	05/24/12	05/31/12	2,492	415
Church Dr	P	E of Farm-to-Market Rd	06/07/12	06/14/12	2,560	427
Church Dr	P	S of Prairie View Rd	06/07/12	06/14/12	4,596	766
Church Dr	P	W of Farm-to-Market Rd	05/31/12	06/07/12	1,890	315
Clark Dr	G	E of Farm-to-Market Rd	06/07/12	06/14/12	148	25
Clark Dr	G	W of West Valley Dr	06/07/12	06/14/12	244	41
Conn Rd	P	E of Trumble Creek Rd	07/05/12	07/12/12	797	133
Conn Rd	P	S of Hwy 40	07/05/12	07/12/12	3,180	530
Conn Rd	P	W of Hwy 2 East	07/05/12	07/12/12	1,348	225
Conn Rd	P	W of Trumble Creek Rd	07/05/12	07/12/12	569	95
Conrad Point	P	E of Political Hill Rd	07/19/12	08/02/12	5,753	479
Daley Ln	P	W of N Foy's Lake Dr	05/24/12	05/31/12	834	139
Danielson Rd	G	W of Managhan Ln	05/10/12	05/17/12	2,116	353
Derns Rd	P	N of Whalebone Dr	05/24/12	05/31/12	3,721	620
Derns Rd	P	S of Hwy 2 West	05/24/12	05/31/12	3,914	652
Double Lake Ln		N of S Many Lakes Dr	07/12/12	07/19/12	233	39
Double Lake Ln		S of Double Lake Dr	07/12/12	07/19/12	272	45
Echo Lake Rd	P	N of Hwy 83	07/19/12	08/02/12	33,114	2,760
Fox Farm Rd	G	E of West Valley Dr	06/07/12	06/14/12	295	49
Fox Farm Rd	G	N of Church Dr	06/07/12	06/14/12	170	28
Gilbert Lake Dr		N of Many Lakes Dr	07/12/12	07/19/12	717	120
Grayling Rd	P	S of Bierney Creek Rd	08/09/12	08/16/12	2,403	401
Haywire Gulch	P	S of Smith Lake Rd	05/17/12	05/24/12	1,890	315
Hodgson Rd	P	E of Hwy 93	06/21/12	07/05/12	23,464	1,955
Hodgson Rd	P	E of Trumble Creek Rd	06/21/12	07/05/12	20,695	1,724
Hodgson Rd	P	E of Whitefish Stage	06/21/12	07/05/12	6,256	1,042
Hodgson Rd	P	W of Trumble Creek Rd	06/21/12	07/05/12	21,381	1,781
Hodgson Rd	P	W of Whitefish Stage	06/21/12	07/05/12	6,674	1,112
Karrow Ave	P	N of Blanchard Lake Rd	06/21/12	07/05/12	15,505	1,292
Klenas Rd	P	N of Batavia Ln	05/10/12	05/17/12	2,144	357

roads built to handle 7,000 vehicles/day



Klenas Rd	P	N of Marquardt Ln	05/10/12	05/17/12	3,405	568
Kila Rd	P	E of Cottage Ln	05/17/12	05/24/12	8,962	1,494
Kila Rd	P	NE of Hwy 2 West	05/17/12	05/24/12	917	153
KM Ranch Rd	G	S of Twin Bridges Rd	06/14/12	06/21/12	2,170	362
KM Ranch Rd	P	W of Hwy 93 South	06/14/12	06/21/12	6,987	1,165
Kuhns Rd	P	E of Farm-to-Market Rd	06/14/12	06/21/12	1,310	218
Kuhns Rd	P	W of Spring Prairie Rd	06/14/12	06/21/12	1,619	270
LaBrant Rd	P	E of Hwy 35	07/12/12	07/19/12	5,738	956
Lakeshore Dr	P	W of Foy's Lake Rd	05/24/12	05/31/12	719	120
Lakeside Blvd	P	N of Political Hill Rd	07/19/12	08/02/12	4,222	352
Lakeside Refuse Container Sight		N of Blacktail Rd	07/19/12	08/02/12	9,104	759
Lindsey Ln		E of 550 Lindsey Ln	07/12/12	07/19/12	834	139
Lodgepole Rd	P	N of Farm-to-Market Rd	06/14/12	06/21/12	5,360	893
Lodgepole Rd	P	S of Twin Bridges Rd	06/14/12	06/21/12	5,590	932
Lost Creek Dr	G	E of Farm-to-Market Rd	06/07/12	06/14/12	1,901	317
Lost Creek Dr	P	W of Farm-to-Market Rd	05/31/12	06/07/12	2,941	486
Lost Creek Dr	G	W of West Valley Dr	06/07/12	06/14/12	1,252	209
Lutheran Camp Rd	P	E of Hwy 93 S	08/09/12	08/16/12	1,405	234
Managhan Ln	P	N of Hwy 2 West	05/10/12	05/17/12	1,248	208
Managhan Ln	P	S of Batavia Ln	05/10/12	05/17/12	3,077	513
Many Lakes Dr	P	E of Hwy 35	07/12/12	07/19/12	7,275	1,213
Marquardt Ln	G	E of Klenas Rd	05/10/12	05/17/12	2,158	360
Marquardt Ln	P	W of Hwy 2 West	05/10/12	05/17/12	2,995	499
McCaffery Rd	P	E of Hwy 35	07/12/12	07/19/12	5,851	975
McCaffery Rd	P	W of Echo Lake Rd	07/19/12	08/02/12	13,669	1,140
McMannamy Draw	G	W of Dora Draw	05/31/12	06/07/12	2,804	477
McMannamy Draw	P	W of Farm-to-Market Rd	05/31/12	06/07/12	5,016	836
Morning View Dr	P	E of N Hill Rd	05/10/12	05/17/12	1,686	281
Morning View Dr	G	W of N Hill Rd	05/10/12	05/17/12	132	22
Morning View Dr	P	W of West Valley Dr	05/10/12	05/17/12	5,234	872
Mountain Meadows Rd	G	N of Rhodes Dr	05/31/12	06/07/12	2,014	336
Mud Lake Rd	P	E of Echo Lake Rd	07/19/12	08/02/12	3,489	291
N Foy's Lake Dr	P	W of Foy's Lake Rd	05/24/12	05/31/12	1,803	301
N Many Lakes Dr		N of Many Lakes Dr	07/12/12	07/19/12	1,835	306
N Many Lakes Dr		N of S Many Lakes Dr	07/12/12	07/19/12	186	31
North Hill Rd	G	N of Marquardt Ln	05/10/12	05/17/12	1,011	169
North Hill Rd	G	N of Morning View Dr	05/10/12	05/17/12	1,478	246
Patrick Creek Rd	G	S of Foy's Canyon Rd	05/24/12	05/31/12	1,087	181
Phanco Ln	P	E of Hwy 2 West	05/17/12	05/24/12	1,772	295
Phanco Ln	P	W of Smith Lake Rd	05/17/12	05/24/12	1,730	288
Political Hill Rd	P	E of Hwy 93 S	07/19/12	08/02/12	8,845	737
Political Hill Rd	P	N of Angel Point Rd	08/09/12	08/16/12	3,622	604
Prairie View Rd	G	N of Church Dr	06/14/12	06/21/12	1,426	238
Prairie View Rd	G	S of KM Ranch Rd	06/14/12	06/21/12	1,169	195
Primrose Ln	P	E of Antelope Trail	06/21/12	07/05/12	5,161	516
Rhodes Draw	P	W of Farm-to-Market Rd	05/31/12	06/07/12	6,070	1,012
Rhodes Draw	G	W of Mountain Meadows	05/31/12	06/07/12	905	151
S Foy's Lake Dr	P	W of Foy's Lake Rd	05/24/12	05/31/12	1,170	195
S Many Lakes Dr		S of Many Lakes Dr	07/12/12	07/19/12	1,566	261
Sherman Rd	G	N of Batavia Ln	05/10/12	05/17/12	805	134
Smith Lake Rd	P	E of Kila Rd	05/17/12	05/24/12	9,057	1,510
Smith Lake Rd	P	S of Whalebone Dr	05/24/12	05/31/12	1,213	202
Somers Refuse Container Sight		N of Hwy 82	07/19/12	08/02/12	8,143	679
Spring Hill Rd	P	E of Smith Lake Rd	05/17/12	05/24/12	1,974	329
Spring Prairie Rd	P	N of Kuhns Rd	06/14/12	06/21/12	1,730	288
Spring Prairie Rd	P	W of KM Ranch Rd	06/14/12	06/21/12	3,940	657
Stillwater Rd	G	S of Church Dr	06/07/12	06/14/12	1,189	198
Stoner Creek	P	N of Blacktail Rd	07/19/12	08/02/12	2,026	169
Tamarack Terrace	P	E of Angel Point Rd	08/09/12	08/16/12	1,908	318
Tetraut Rd	P	E of Whitefish Stage	07/05/12	07/12/12	1,476	246
Tetraut Rd	P	W of Trumble Creek Rd	07/05/12	07/12/12	962	160
Timber Ln	P	E of Antelope Trail	06/21/12	07/05/12	10,633	886
Trumble Creek Rd	P	N of Rose Crossing	07/05/12	07/12/12	5,596	933

roads built to handle 7,000 vehicles/day

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JUL 10 2012

FLATHEAD COUNTY
PLANNING & ZONING OFFICE

Emailing: 24.301.351 MINIMUM REQUIRED PLUMBING FIXTURES - Administrative Rules of the State of Montana

1 message

Wendee Jacobs <wjacobs@flathead.mt.gov>
To: "alanamyers10@gmail.com" <alanamyers10@gmail.com>

Tue, May 20, 2014 at 3:17 PM

Hi Alana,

I found the information in the State Plumbing Code. The facility should probably be sized like a restaurant as there is generally eating as well as drinking. It looks like you could do 2 water closets (toilets) for women, a couple urinals for men along with a water closet. Then you could do the additional family/handicapped bathroom. Anyway, here is the table I found. Let me know if you have any questions.

Wendee Jacobs, RS
Flathead County Sanitarian



Linda McCulloch
MONTANA SECRETARY OF STATE

[HOME](#) [SEARCH](#) [ABOUT US](#) [CONTACT US](#) [HELP](#)



Rule: 24.301.351

[Prev](#) [Up](#) [Next](#)

Rule Title: MINIMUM REQUIRED PLUMBING FIXTURES

Department

LABOR AND INDUSTRY

 Add to Favorites

Chapter

BUILDING CODES

Subchapter

Plumbing Requirements



24.301.351 MINIMUM REQUIRED PLUMBING FIXTURES

(1) The following table will be used to determine the minimum number of plumbing fixtures to be installed in new buildings:

MINIMUM NUMBER OF PLUMBING FACILITIES* n. 9
Fixtures (Number of fixtures per number of occupants)

Occupancy or Use	Water Closets (Urinals - see footnotes g & m)		Lavatories	Bathrooms/ Showers	Drinking Fountains ¹
	Male	Female			
THEATERS, NIGHTCLUBS, RESTAURANTS, HALLS, MUSEUMS, COLISEUMS, ARENAS, STADIUMS, POOLS, ETC.					
Theaters	1 per 125	1 per 65	1 per 2 water closets		1 per 1,000
Nightclubs ^{2,3}	1 per 40	1 per 40			
Restaurants ^{2,3}	1 per 75	1 per 75			
Halls, museums, coliseums, arenas ² , stadiums, pools, etc.	1 per 125	1 per 75			1 per 1,000
Churches ²	1 per 150	1 per 75			1 per 1,000
Business ^{2,3}	1 per 25	1 per 25			
EDUCATIONAL					
Elementary	1 per 100	1 per 35	1 per 2 water closets		1 per floor
Secondary	1 per 100	1 per 45	1 per 2 water closets		1 per floor
FACTORY AND INDUSTRIAL					
Factory and industrial	1 per 100	1 per 100	1 per 100		1 per 400
High hazard	1 per 100	1 per 100	1 per 100		1 per 1,000
RESIDENTIAL CARE					
Residential care	1 per 10	1 per 10	1 per 10	1 per 8	
HOSPITALS, AMBULATORY NURSING HOME PATIENTS²					
Hospitals, ambulatory nursing home patients ²	1 per room		1 per room ⁴	1 per 15	1 per 100
DAY NURSERIES², SANITARIUMS, NONAMBULATORY NURSING HOME PATIENTS, ETC.²					
Day nurseries ² , sanitariums, nonambulatory nursing home patients, etc. ²	1 per 15	1 per 15	1 per 15	1 per 15 ¹	1 per 100
EMPLOYEES, OTHER THAN RESIDENTIAL CARE²					
Employees, other than residential care ²	1 per 25	1 per 25	1 per 35		1 per 100
VISITORS, OTHER THAN RESIDENTIAL CARE					
Visitors, other than residential care	1 per 75	1 per 75	1 per 100		1 per 500
PRISONS²					
Prisons ²	1 per cell		1 per cell	1 per 15	1 per 100
ASYLUMS, REFORMATORIES, ETC.²					
Asylums, reformatories, etc. ²	1 per 15	1 per 15	1 per 15	1 per 15	1 per 100
MERCANTILE					
Mercantile	1 per 500	1 per 500	1 per 750		
HOTELS, MOTELS					
Hotels, motels	1 per guestroom		1 per guestroom	1 per guestroom	
LODGES					
Lodges	1 per 10	1 per 10	1 per 10	1 per 8	
MULTIFAMILY					
Multifamily	1 per dwelling unit		1 per dwelling unit	1 per dwelling unit	
DORMITORIES					
Dormitories	1 per 10	1 per 10	1 per 10	1 per 8	1 per 100
ONE AND TWO-FAMILY DWELLING²					
One and two-family dwelling ²	1 per dwelling unit		1 per dwelling unit	1 per dwelling unit	

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FLATHEAD COUNTY
PLANNING & ZONING OFFICE